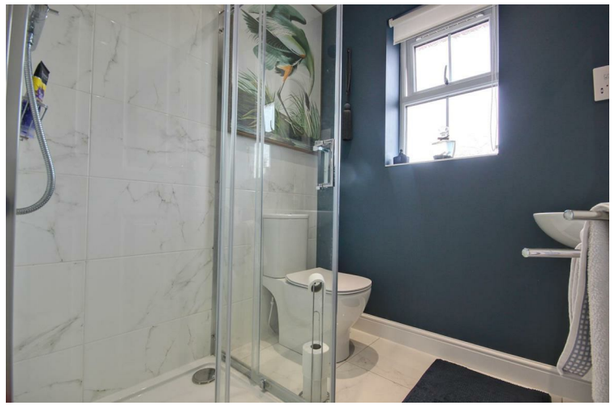

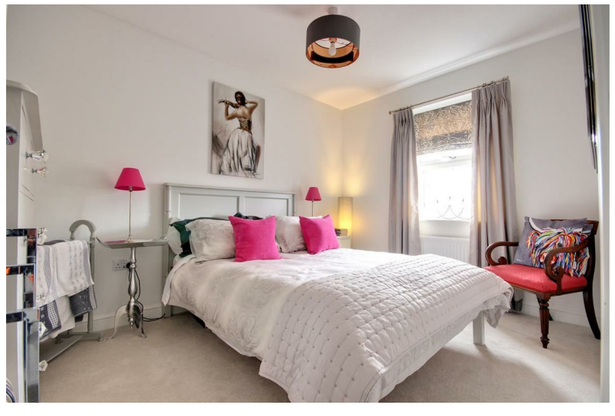

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QUICK&CLARKE

The Property Specialists

Grindell House, 35 North Bar Within, Beverley,
East Riding of Yorkshire HU17 8DB
Tel: 01482 886200 | Email: beverley@qandc.net
www.quickclarke.co.uk

15 Westerby Vale, Beverley HU17 8WL

Offers invited £295,000

Beverley | Brough | Cottingham | Driffield | Hornsea | Hull | Willerby

- Show home condition
- High spec with many upgrades
- Corner plot position
- Light, bright and homely
- Westerly facing garden
- Only two years old
- 20 minutes walk to town centre
- Easy to maintain rear garden
- Two private parking spaces
- Council tax band C. EPC rating B.

Immaculately presented and in show home condition, this beautiful property occupies one of the best plots on the Deira Park Development. Having the benefit of aspects to the east, south and west, the property has a beautiful light and bright interior with a superb layout which has been enhanced and upgraded by the current owner.

Boasting a westerly facing and easy to maintain garden, the property also has two private parking spaces immediately behind. Further, the house lies in a convenient location for accessing the road network on the southern side of Beverley and is also just 20 minute walk via Long Lane to the amenities of the town centre.

LOCATION

The property occupies a fabulous corner plot position which bestows aspects on the property to the east, south and west. Situated on the newly built development by Peter Ward Homes forming Deira Park which lies off the southern bypass, the A164, the property is accessed from Ward Way via Wilds Pasture. In a very convenient location to access the major road network, the property is also a 20 minute walk from the town centre via Long Lane.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL
4'1 x 2'9 (1.24m x 0.84m)
Modern composite front door with obscured glass panel and stairs to the first floor accommodation.

LIVING ROOM
15'1 x 12'3 (4.60m x 3.73m)
A very well-proportioned dual aspect room with bay window to the front elevation and further window to the side elevation which creates a light and bright ambience. Understairs storage cupboard and door into:

DINING KITCHEN
13'7 x 11'8 (4.14m x 3.56m)
A beautiful modern kitchen with wall and base storage units with cashmere grey fronts and complementing grey laminate worksurfaces. Stainless steel 1 1/2 bowl sink and drainer, four ring stainless steel gas hob with glass splashback and extractor over, double oven, integrated dishwasher and fridge freezer. Dual aspect with window to the side elevation (south) and further patio doors leading out onto the westerly facing garden.

UTILITY ROOM
7'3 x 4'2 (2.21m x 1.27m)
Space and plumbing for washing machine, laminate worksurfaces and window to the rear elevation.

CLOAKROOM
5'10 x 3'6 (1.78m x 1.07m)
Two piece sanitary suite comprising close coupled WC and wall-hung hand wash basin.

FIRST FLOOR LANDING
Large airing cupboard housing the gas boiler.

BEDROOM 1
12'4 reducing to 9'2 x 11'7 (3.76m reducing to 2.79m x 3.53m)
Modern built-in wardrobes with sliding fronts, window to the front elevation.

EN-SUITE SHOWER ROOM
5'8 x 5'11 (1.73m x 1.80m)
Three piece sanitary suite comprising corner shower, close coupled WC and wall-hung wash basin with semi-pedestal. Partially tiled walls, porcelain tiled floor and window to the front elevation.

BEDROOM 2
11'10 x 8'8 (3.61m x 2.64m)
Window to the rear elevation.

BEDROOM 3
8'3 x 6'5 (2.51m x 1.96m)
Window to the rear elevation.

BATHROOM
8'8 x 5'1 (2.64m x 1.55m)
Three piece sanitary suite comprising wall-hung wash basin with semi-pedestal, panelled bath with shower attachment over and glass screen and close coupled WC. Tiled floor, partially tiled walls and window to the side elevation.

OUTSIDE
The property occupies a corner plot position with an attractive frontage, the garden being laid under decorative chippings and extensively planted with shrubs and trees. Steps lead up to the front door.

The rear garden is westerly facing and is accessed through either the patio doors from the dining kitchen or a gate to the rear from the driveway. Having been landscaped for ease of maintenance, there is a flagged patio area adjacent to the rear of the house which leads out onto a largely gravelled garden with a large shed for storage.

The driveway is laid under brick setts and provides ample parking for two cars.

SERVICES
All mains services are available or connected to the property.

CENTRAL HEATING
The property benefits from a gas fired central heating system.

DOUBLE GLAZING
The property benefits from uPVC double glazing.

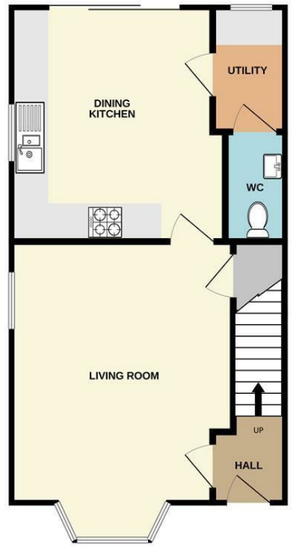
TENURE
We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

VIEWING
Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an appointment to view.

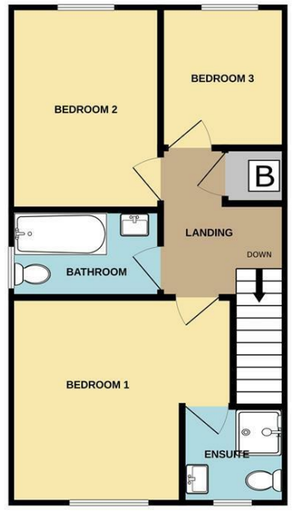
FINANCIAL SERVICES
Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Beverley office on 01482 886200 or email beverley@qandc.net

GROUND FLOOR



1ST FLOOR



VIEWINGS Strictly by appointment through the Sole Agent's Beverley Office on 01482 886200 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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